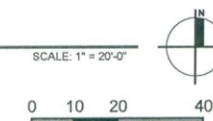


Full Size or Largest Size
(site plan, landscape, elevations)

SITE PLAN



PROJECT DATA:

OWNER:	SUNDAY GOODS
PROJECT ADDRESS:	4255 N WINFIELD SCOTT PLAZA SCOTTSDALE, AZ, 85251
ARCHITECT/APPLICANT:	LGE DESIGN GROUP 740 NORTH 52ND STREET PHOENIX, AZ 85008 ARCHITECT: BEN McRAE PROJECT DIRECTOR: ANDREW GREYBAR PHONE: 480-966-4001 E-MAIL: ANDREW@LGEDESIGNBUILD.COM
PROJECT SCOPE:	ADAPTIVE REUSE, CAFE, MEDICAL MARIJUANA DISPENSARY
ASSESSOR PARCEL NO:	173-51-072A
CURRENT ZONING:	C-2/ P-3 DO & P-2 DO
SITE AREA:	4,800 S.F. (0.11 AC.)
EXISTING BUILDING AREA:	3,048 S.F. (PER COUNTY ASSESSOR, INCLUDES EXISTING 2ND FLOOR)
PROPOSED BUILDING AREA:	2,310 S.F.
STORIES:	1
LOT COVERAGE:	48.1%
F.A.R.:	0.48 (MAX. 1.3)

REQUIRED PARKING CALCS:

MEDICAL OFFICE:	1/300 S.F.	2,310 S.F. / 300 = 8 SP.
		8 TOTAL PARKING SPACES REQUIRED
<u>PARKING PROVIDED:</u>		
TOTAL REGULAR SPACES PROVIDED:		2
TOTAL ACCESSIBLE SPACES PROVIDED:		1
TOTAL NUMBER OF SPACES ON SITE:		3
TOTAL PARKING SPACES PROVIDED:		3**
ACCESSIBLE SPACES REQUIRED:	3 x 4% = 0.12 SPACES = 1 SPACE REQ'D	
PARKING RATIO:		1.29 CARS FOR 1,000 S.F.

** THE OTHER 5 REQUIRED SPACES WILL BE PROVIDED OFF-SITE OR IN-LIEU

PROJECT DESCRIPTION:

THIS PROJECT IS A RENOVATION OF ONE BUILDING ON AN EXISTING PARCEL. PARCEL 173-51-072A WILL BE REZONED TO MM TO ACCOMMODATE THE NEW MEDICAL MARIJUANA DISPENSARY.

THIS PROJECT IS A NEW MEDICAL MARIJUANA DISPENSARY. WE ARE PROPOSING 2,310 S.F. OF MEDICAL MARIJUANA SPACE IN THE RENOVATED BUILDING. THE BUILDING DESIGN WILL COMPLIMENT SURROUNDING PROJECTS AND CONSIST OF PAINTED SMOOTH FACE MASONRY, EIFS, ALUMINUM STOREFRONT GLASS, STUCCO CANOPIES, AND STEEL ACCENTS.

VICINITY MAP



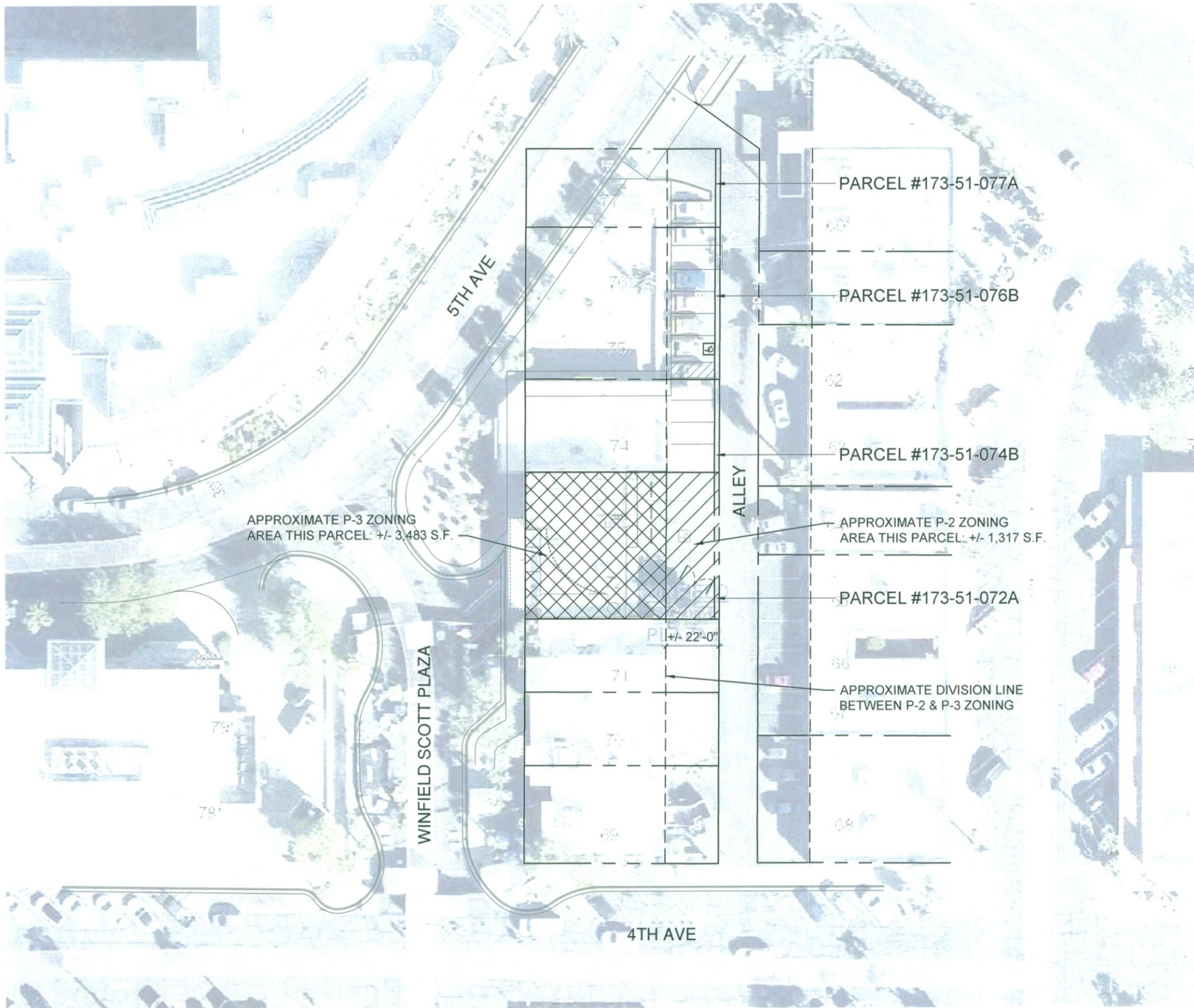
CITY APPROVALS:

SUNDAY GOODS
OLD TOWN SCOTTSDALE

[illegible]

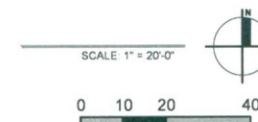
SHEET TITLE:	
SITE PLAN	
ISSUE DATE:	05-14-19
DRAWN BY:	
CHECKED BY:	BJM
PROJECT No.:	
SHEET:	

A1.1.1



PARKING CREDIT EXHIBIT

5-ZN-2019
5/15/2019



P-3 PARKING

PER 6.505.A:
Parking shall be credited to P-3 zoned areas at a rate of one (1) space per three hundred (300) square feet of the net lot area zoned P-3.

PARCEL #173-51-072A
APPROXIMATE AREA
OF LOT ZONED P-3: 3,483 S.F.

3,483 S.F./300 = 11.61 PARKING CREDITS

VICINITY MAP



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P: 480.966.4001

**SUNDAY GOODS
OLD TOWN SCOTTSDALE**
SCOTTSDALE, AZ

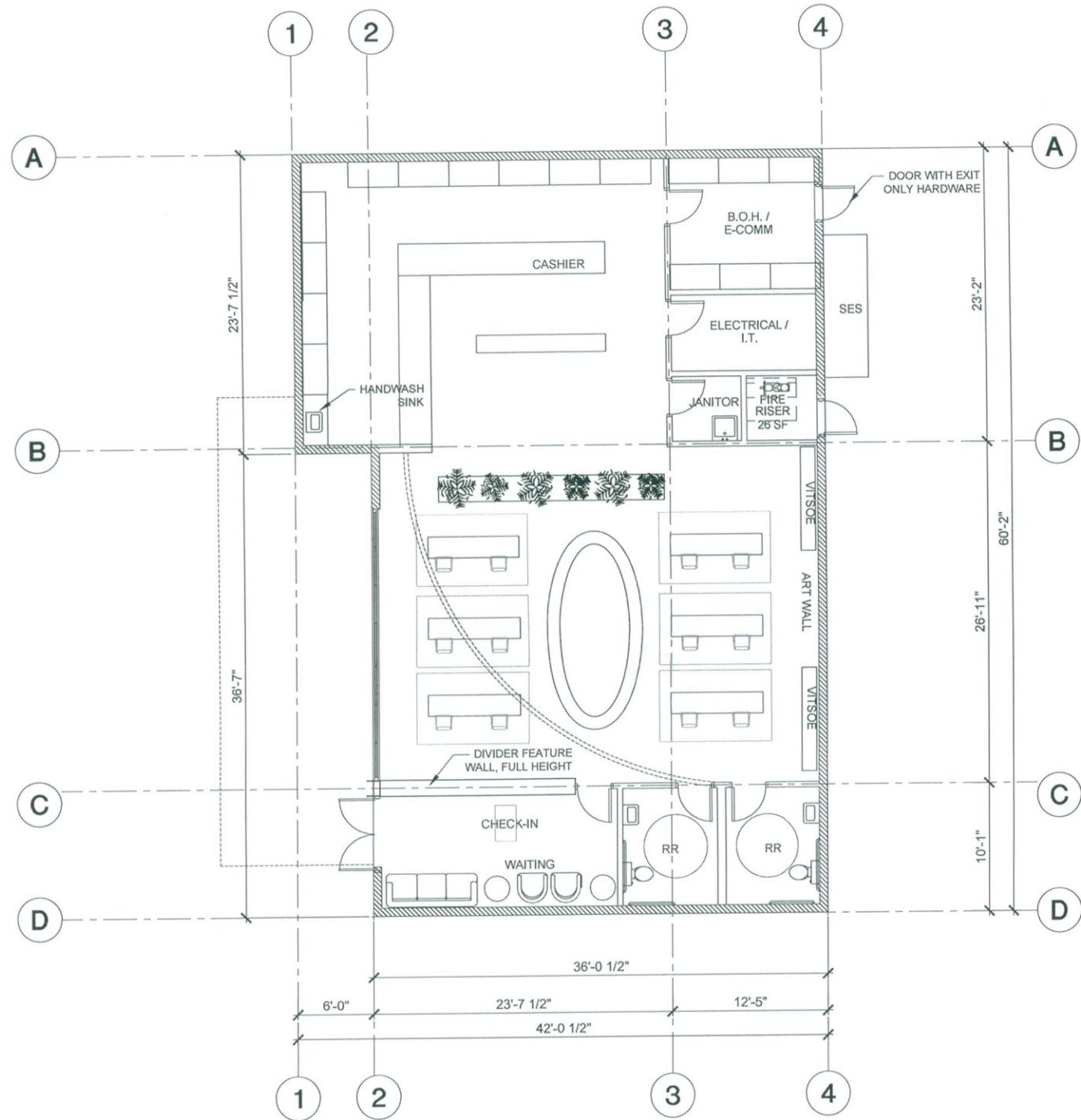
LGE | DESIGNBUILD

NUMBER	REVISION	DATE

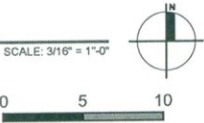


SHEET TITLE:
PARKING CREDIT EXHIBIT
ISSUE DATE: 05-14-19
DRAWN BY:
CHECKED BY: BJM
PROJECT No.:

SHEET:
A1.1.3



FIRST FLOOR PLAN



OVERALL PROJECT DATA:

OWNER	SUNDAY GOODS
PROJECT ADDRESS:	4255 N WINFIELD SCOTT PLAZA SCOTTSDALE, AZ 85251
ARCHITECT/APPLICANT:	LGE DESIGN GROUP 740 NORTH 52ND STREET PHOENIX, AZ 85008 ARCHITECT: BEN McRAE PROJECT DIRECTOR: ANDREW GREYBAR PHONE: 480-966-4001 E-MAIL: ANDREW@LGEDESIGNBUILD.COM
PROJECT SCOPE:	ADAPTIVE REUSE, MEDICAL MARIJUANA DISPENSARY
ASSESSOR PARCEL NO:	173-51-072A
CURRENT ZONING:	C-2 / P-3 DO & P-2 DO
TOTAL SITE AREA:	4,800 S.F. (0.11 AC.)
TOTAL LANDSCAPE AREA:	318 S.F. (6.5%)
STORIES:	1
GROSS BUILDING S.F.:	2,310 SF TOTAL
LOT COVERAGE:	48.1% TOTAL
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-8, W A.F.E.S.
CLEAR HEIGHT:	20'-0"
BUILDING HEIGHT:	22'-4"

BUILDING AREA CALCS:	
EXISTING BUILDING AREA:	2,310 S.F.
TOTAL BUILDING:	2,310 S.F.
REQUIRED PARKING CALCS:	
MEDICAL OFFICE:	1/300 S.F. 2,310 S.F. / 300 = 8 SP.
8 TOTAL PARKING SPACES REQUIRED	
PARKING PROVIDED:	
TOTAL REGULAR SPACES PROVIDED:	2
TOTAL ACCESSIBLE SPACES PROVIDED:	1
TOTAL NUMBER OF SPACES ON SITE:	3
TOTAL PARKING CREDITS PROVIDED:	11.61**
TOTAL SPACES PROVIDED (WITH CREDITS):	14.61
ACCESSIBLE SPACES REQUIRED:	14.61 x 4% = 0.58 SPACES = 1 SPACE REQ'D
PARKING RATIO:	6.32 CARS FOR 1,000 S.F.
** SEE SHEET A1.1.3 FOR PARKING CREDIT INFORMATION	

PROJECT DESCRIPTION:

THIS PROJECT IS A RENOVATION OF ONE BUILDING ON AN EXISTING PARCEL. PARCEL 173-51-072A WILL BE REZONED TO MM TO ACCOMMODATE THE NEW MEDICAL MARIJUANA DISPENSARY.

THIS PROJECT IS A NEW MEDICAL MARIJUANA DISPENSARY. WE ARE PROPOSING 2,310 S.F. OF MEDICAL MARIJUANA SPACE IN THE RENOVATED BUILDING. THE BUILDING DESIGN WILL COMPLIMENT SURROUNDING PROJECTS AND CONSIST OF PAINTED SMOOTH FACE MASONRY, EIFS, ALUMINUM STOREFRONT GLASS, STUCCO CANOPIES, AND STEEL ACCENTS.

CITY APPROVALS:

LGE

DESIGNGROUP

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SUNDAY GOODS
OLD TOWN SCOTTSDALE
SCOTTSDALE, AZ

LGE

DESIGNBUILD

NUMBER	REVISION	DATE

REGISTERED ARCHITECT

47862

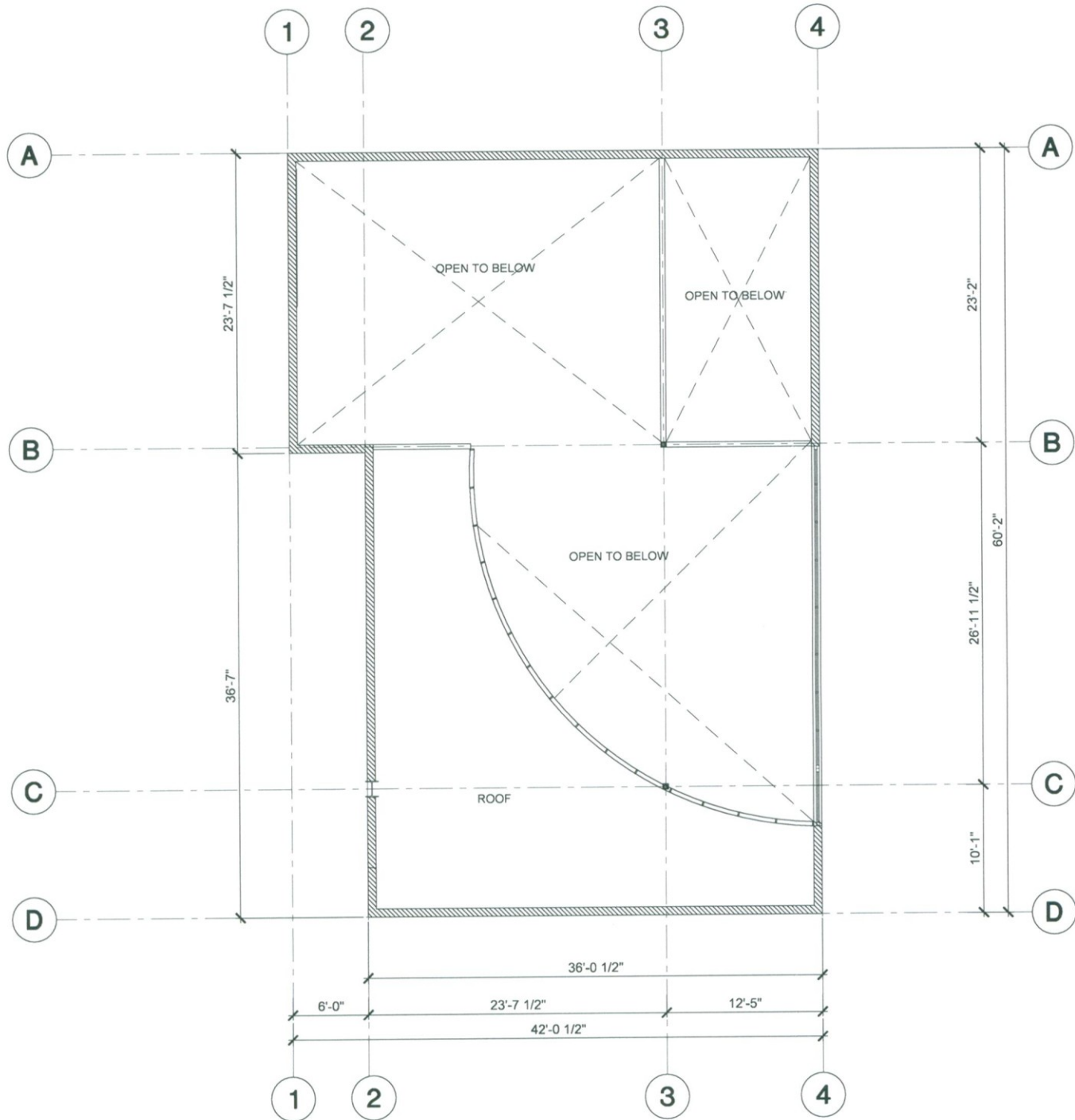
BENJAMIN J. MCRAE

State Signed 08/29/19

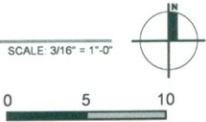
ARIZONA, U.S.A.

EXPIRES: 06/30/2020

SHEET TITLE:	FLOOR PLAN
ISSUE DATE:	05-14-19
DRAWN BY:	
CHECKED BY:	BJM
PROJECT No.	
SHEET:	A2.1.1



ROOF PLAN



OVERALL PROJECT DATA:

OWNER	SUNDAY GOODS
PROJECT ADDRESS	4255 N WINFIELD SCOTT PLAZA SCOTTSDALE, AZ 85251
ARCHITECT/APPLICANT	LGE DESIGN GROUP 740 NORTH 52ND STREET PHOENIX, AZ 85008 ARCHITECT: BEN McRAE PROJECT DIRECTOR: ANDREW GREYBAR PHONE: 480-966-4001 E-MAIL: ANDREW@LGEDESIGNBUILD.COM
PROJECT SCOPE	ADAPTIVE REUSE, MEDICAL MARIJUANA DISPENSARY
ASSESSOR PARCEL NO.	173-51-072A
CURRENT ZONING	C-2 / P-3 DO & P-2 DO
TOTAL SITE AREA	4,800 S.F. (0.11 AC.)
TOTAL LANDSCAPE AREA	316 S.F. (6.5%)
STORIES	1
GROSS BUILDING S.F.	2,310 SF TOTAL
LOT COVERAGE	48.1% TOTAL
OCCUPANCY	B
CONSTRUCTION TYPE	V-B, W/A.F.E.S.
CLEAR HEIGHT	20'-0"
BUILDING HEIGHT	22'-4"

BUILDING AREA CALCS:

EXISTING BUILDING AREA	2,310 S.F.
TOTAL BUILDING	2,310 S.F.

REQUIRED PARKING CALCS:

MEDICAL OFFICE	1/300 S.F.	2,310 S.F. / 300 = 8 SP.
		8 TOTAL PARKING SPACES REQUIRED

PARKING PROVIDED:

TOTAL REGULAR SPACES PROVIDED	2
TOTAL ACCESSIBLE SPACES PROVIDED	1
TOTAL NUMBER OF SPACES ON SITE	3

TOTAL PARKING CREDITS PROVIDED	11.61**
TOTAL SPACES PROVIDED (WITH CREDITS)	14.61
ACCESSIBLE SPACES REQUIRED:	14.61 x 4% = 0.58 SPACES = 1 SPACE REQ'D
PARKING RATIO:	6.32 CARS FOR 1,000 S.F.

** SEE SHEET A1.1.3 FOR PARKING CREDIT INFORMATION

PROJECT DESCRIPTION:

THIS PROJECT IS A RENOVATION OF ONE BUILDING ON AN EXISTING PARCEL. PARCEL 173-51-072A WILL BE REZONED TO MM TO ACCOMMODATE THE NEW MEDICAL MARIJUANA DISPENSARY.

THIS PROJECT IS A NEW MEDICAL MARIJUANA DISPENSARY. WE ARE PROPOSING 2,310 S.F. OF MEDICAL MARIJUANA SPACE IN THE RENOVATED BUILDING. THE BUILDING DESIGN WILL COMPLIMENT SURROUNDING PROJECTS AND CONSIST OF PAINTED SMOOTH FACE MASONRY, EIFS, ALUMINUM STOREFRONT GLASS, STUCCO CANOPIES, AND STEEL ACCENTS.

CITY APPROVALS:

5-ZN-2019
5/15/2019

SUNDAY GOODS
OLD TOWN SCOTTSDALE
SCOTTSDALE, AZ

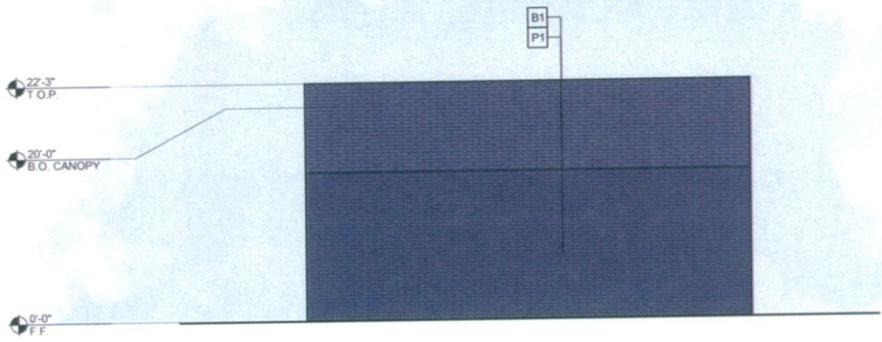
LGE | DESIGNBUILD

NUMBER	REVISION	DATE



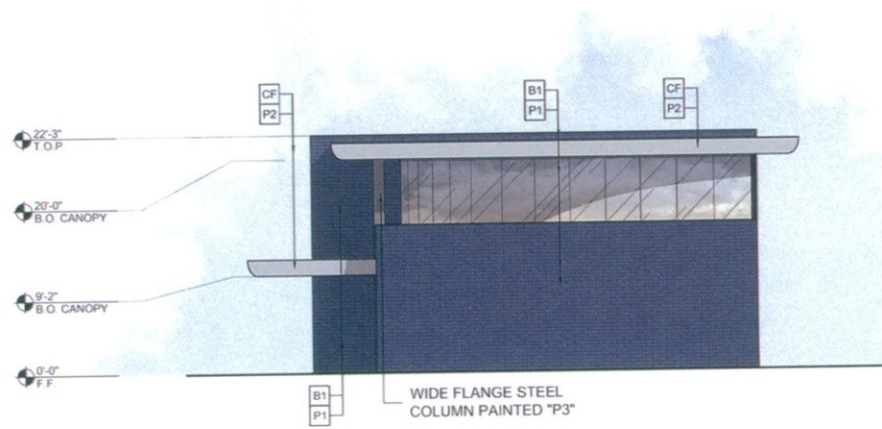
SHEET TITLE:	ROOF PLAN
ISSUE DATE:	05-14-19
DRAWN BY:	
CHECKED BY:	BJM
PROJECT No.	

SHEET:
A2.1.2



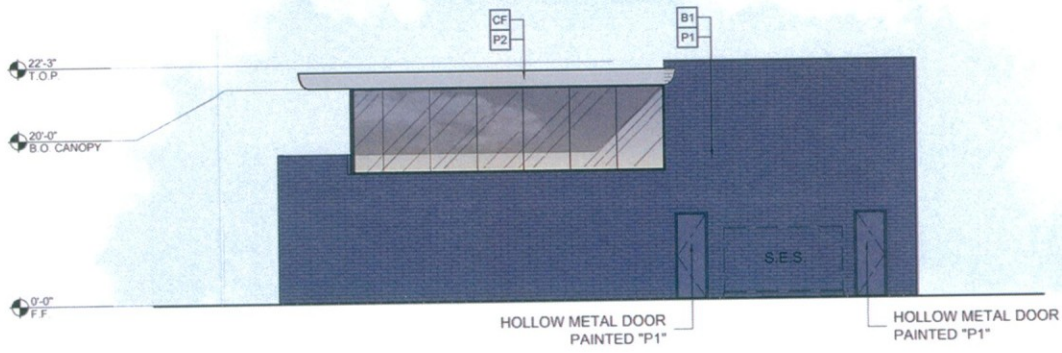
NORTH ELEVATION

SCALE 1/8" = 1'-0"



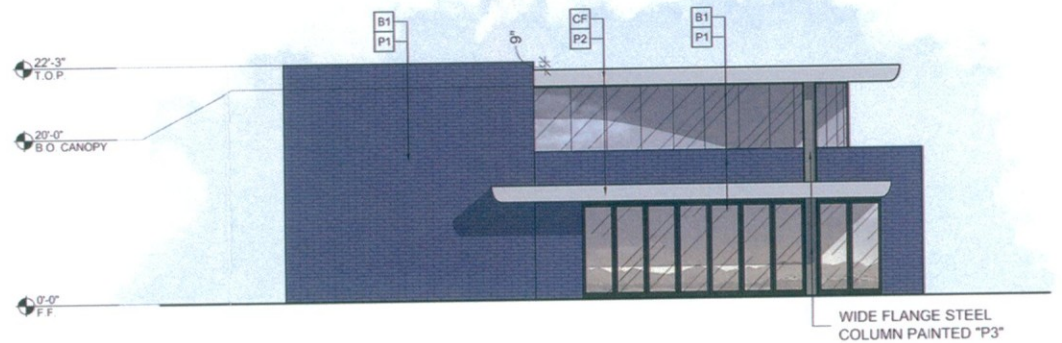
SOUTH ELEVATION

SCALE 1/8" = 1'-0"



EAST ELEVATION

SCALE 1/8" = 1'-0"



WEST ELEVATION

SCALE 1/8" = 1'-0"

GENERAL NOTES:

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
B1	EXISTING BLOCK TO BE PAINTED

CANOPY KEY:

KEY:	DESCRIPTION:
CF	STEEL FRAMED CANOPY WITH EIFS EXTERIOR - PAINTED

GLAZING KEY:

MATERIAL:	DESCRIPTION:
STANDARD FRAMES:	ARCADIA ALUMINUM STOREFRONT SYSTEM - DARK BRONZE (AB-7)
EXTERIOR GLAZING:	1" CLEAR INSULATED GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS - DET576 "SINGING THE BLUES" LRV 6
P2	DUNN EDWARDS - DE6375 "CASTLEROCK" LRV 37
P3	DUNN EDWARDS - DE6363 "POINTED ROCK" LRV 13

PAINTING NOTES:

1. PAINTER TO PROVIDE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

5-ZN-2019
5/15/2019



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**SUNDAY GOODS
OLD TOWN SCOTTSDALE**
SCOTTSDALE, AZ

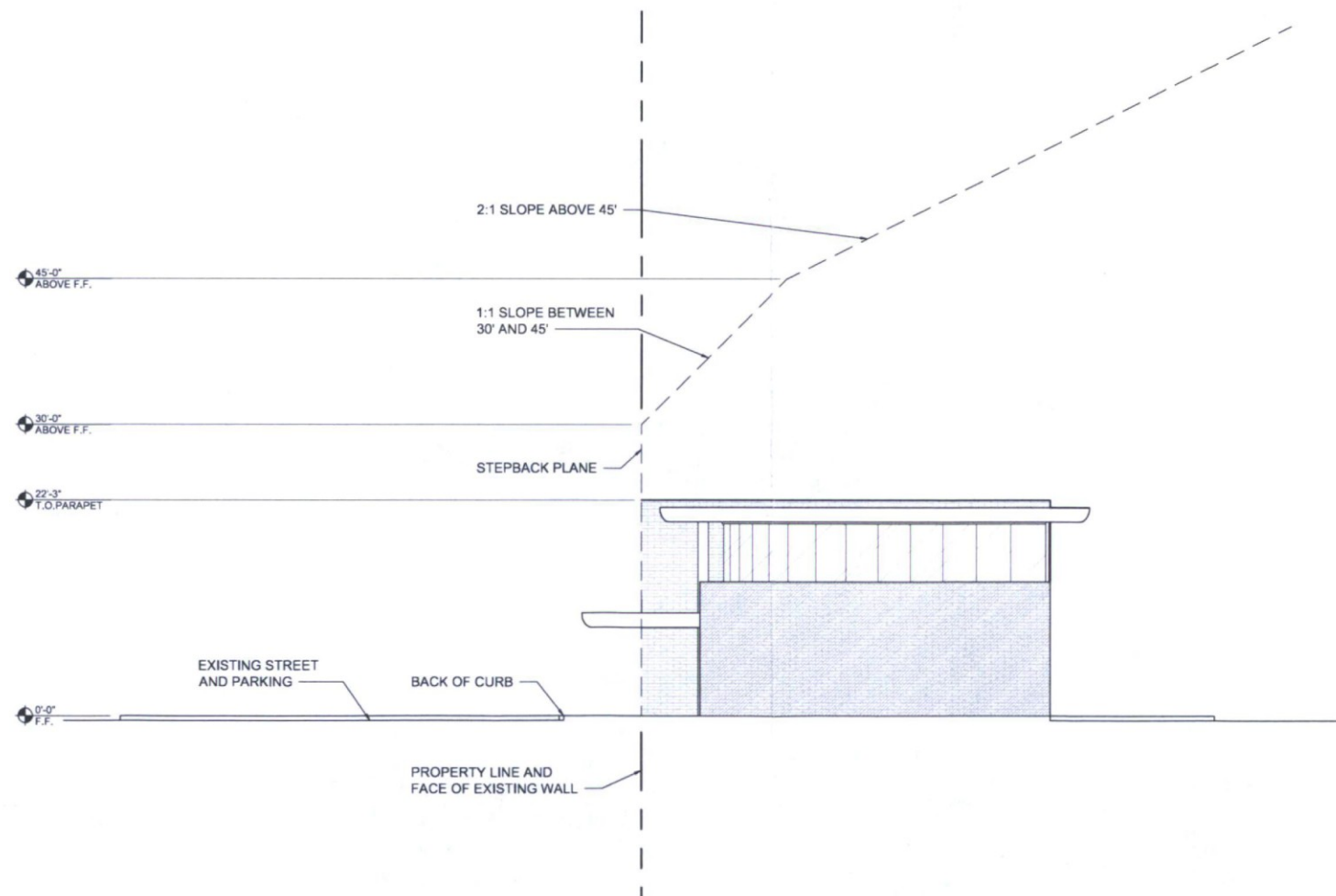
LGE | DESIGNBUILD

NUMBER	REVISION	DATE



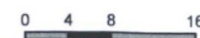
SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	05-14-19
DRAWN BY:	
CHECKED BY:	BJM
PROJECT No.:	

SHEET:
A4.1.1



BUILDING STEPBACK EXHIBIT

SCALE: 1/8" = 1'-0"



5-ZN-2019
5/15/2019

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SUNDAY GOODS
OLD TOWN SCOTTSDALE
SCOTTSDALE, AZ

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NUMBER	REVISION	DATE



SHEET TITLE:
BUILDING STEPBACK EXHIBIT
ISSUE DATE: 05-14-19
DRAWN BY:
CHECKED BY: BJM
PROJECT No.:
SHEET:

A4.2.1



PERSPECTIVE VIEW FROM EAST 5TH AVENUE

SCALE: NOT TO SCALE

5-ZN-2019
5/15/2019

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**SUNDAY GOODS
OLD TOWN SCOTTSDALE**
SCOTTSDALE, AZ

LGE | DESIGNBUILD

NUMBER	REVISION	DATE



SHEET TITLE: PERSPECTIVES
ISSUE DATE: 05-14-19
DRAWN BY: BJM
CHECKED BY: BJM
PROJECT No.:

SHEET: **G3.1.1**